

July 31, 2009



# Planning Department Newsletter



## CITY APPROVES WAL-MART SITE PLAN

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On July 30, the public works department conditionally approved the site plan for the proposed Wal-Mart Supercenter, to be located south of the intersection of Bishop Boulevard and Harvest Drive. Wal-Mart Stores, Inc. submitted this revised site plan application in June. The proposal involves a commercial building of 155,826 square feet, a parking lot with 721 stalls, and about 11 acres of pervious open space. The project also would include completion of construction of Fairmount Drive between Bishop Boulevard and Grand Avenue, construction of Harvest Drive between Bishop Boulevard and Fairmount Drive,

traffic signals at the intersections of both Bishop Boulevard/Harvest Drive and Bishop Boulevard/Fairmount Drive, and related utility construction.

The original application materials for this project, submitted in October of 2004, proposed a 223,000-square-foot store with a 1,012-space parking lot. In 2005, the city issued a Determination of Nonsignificance for the project in accordance with the State Environmental Policy Act and conditionally approved the site plan. These decisions were appealed by the Pullman Alliance for Responsible Development to the city hearing

*(Continued on page 2)*



Front façade (partial) for the proposed Wal-Mart store at Bishop Boulevard.

examiner, Whitman County Superior Court, and Washington State Court of Appeals for Division III. In June of 2008, the Court of Appeals upheld the city's decisions regarding the 223,000-square-foot store.

The current site plan process for the 155,826-square-foot store was necessary because of a Pullman City Code requirement that calls for a new site plan application if a

revised proposal varies by more than 10 percent from the previously approved site plan. In this case, even though the project size and impacts have been decreased, all of the mitigation required for the larger project approved in 2005 would still be provided. The city's site plan approval initiates a 10-day appeal period which will expire on August 10, 2009.

## PREZONE PROPOSAL INITIATED FOR LAND NEAR ALBION ROAD

Earlier this month, the planning department initiated a case to establish prezone designations for a 515-acre parcel located northwest of the city limits on unincorporated county land between the Palouse Highway (State Route 27) and Brayton Road. Prezone designations are assigned by the city to land outside the city limits in anticipation of possible future annexation of the area. When these prezone classifications are adopted by the City Council, the affected property becomes part of Pullman's urban growth area.

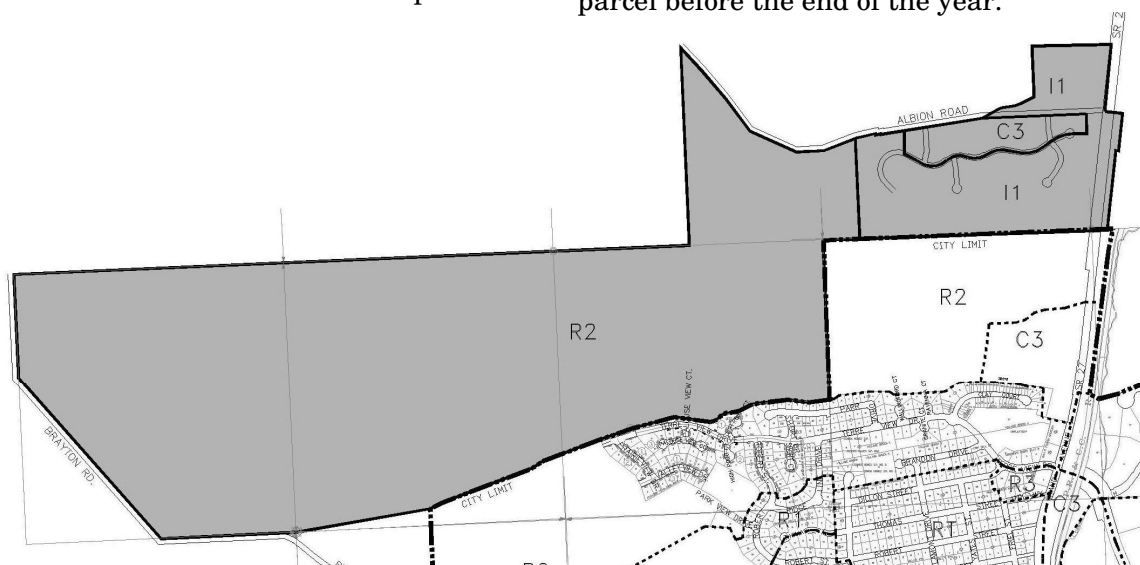
As shown on the map below, the department is proposing the following prezone categories for the parcel under consideration:

- R2 Low Density Multi-Family Residential for the westerly 433 acres of the site
- I1 Light Industrial for 67 acres to the west of State Route 27 on both sides of the Albion Road
- C3 General Commercial for 15 acres to the west of State Route 27 and south of Albion Road

The planning department prepared an Environmental Checklist to document impacts that

might result from this zoning action. Possible access routes for the subject property would connect to NW Terre View Drive on the south, Albion Road on the north, and eventually Brayton Road on the west. In the checklist, planning staff stated that approximately 15,600 vehicle trips per day would be expected at full build-out of the entire 515-acre parcel. Staff also estimated that about 1,080 homes would ultimately be constructed on the proposed R2-zoned land. The checklist indicates that additional environmental checklists would be required prior to city approval of major development proposals on this land. Upon review of this checklist, the public works department issued a preliminary Determination of Nonsignificance for this matter on July 21.

Planning staff anticipates that the Planning Commission will conduct a public hearing on this case during the first part of September. After the Commission makes its recommendation, the City Council is required by state law to hold two separate public hearings prior to acting on the proposal. Planning staff understands that the owner of the subject property may initiate a request to annex the parcel before the end of the year.





## Pending Land Use Applications

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

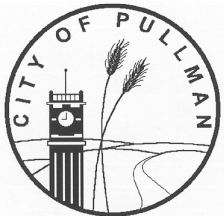
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	citywide	CC requested ordinance revisions on 1/20; ad hoc committee met on 2/9 to address ordinance revisions; legal staff reviewing draft ordinance amendments
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	applicant revising legal description of property
Mader Land Prezone Proposal	prezone 433 acres as R2, 67 acres as I1, and 15 acres as C3	outside city limits; west of SR 27, east of Brayton Road, both sides of Albion Road	staff processing prezone proposal; PC hearing anticipated in early September
Coldwell Banker Tomlinson Administrative Variance Request (AV-09-3)	install 32-square-foot off-premise sign for Paradise Hills No. 4 subdivision	100 NW Terre View Drive	staff approved application; appeal period expires 8/10
Meier Animal Request (09-2)	request to keep chickens on 33,540-square-foot lot	205 SW Snowdrift Court	staff conditionally approved application; appeal period expires 8/14
CAC Transitional Housing site plan (08-5)	develop 9-unit transitional housing complex on 3.8-acre site	530 NW Davis Way	staff requested applicant to revise site plan
SEL Lab Building site plan (08-6)	construct 36,000-sq-ft lab building on 2.3-acre parcel	2370 NE Hopkins Court	staff requested applicant to revise site plan
Itani Valley Road Apartments site plan (09-1)	construct 16-unit apartment building on 27,000-sq-ft lot	1245 NE Valley Road	staff requested applicant to revise site plan
Chen Housing Development site plan (09-6)	construct 3-unit housing complex on 10,010-sq-ft lot	1070 NE Monroe Street	staff requested applicant to revise site plan
Wal-Mart Supercenter site plan (09-7)	develop 155,000-sq-ft store on a 27.5-acre parcel	695 SE Bishop Boulevard	staff approved site plan 7/30

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; LC: Landmarks Commission

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





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